

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

Ashwin R. Patil
ADVOCATE

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TITLE REPORT
AND
NON ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

Under instruction from my client **M/s SKY DEVELOPERS AND PROMOTERS (INDIA) PVT. LTD.**, (Income Tax PAN - AASCS6892F), A Company registered under the provisions of Indian Companies Act, 1956, having its registered office at Plot No. 3, First Floor, "Maitri Willows", Opp. Gandhisagar Lake, Sir Bejonji Mehta Road, Nagpur, acting through its Directors and Authorised Signatory. **(1) KHOZEMA S/O QUTBUDDIN SUNELY**, Aged about 43 Years, Occupation - Cultivator & Business, Resident of Qutbi Manzil, Near Bohra Masjid, Itwari, Nagpur, Pin Code No. 440002, Tahsil and District - NAGPUR, **(2) MR. SAIFUDDIN S/O FIDA ALI DAMA**, Aged about 44 Years, Occupation - Business, Resident of Karanjikar Lane, Resham Oli, Itwari, Nagpur, Pin Code No. 440002, Tahsil and District - NAGPUR, **(3) MR. YOUSUF HASAN ALI BEHRAINWALA**, Aged about 38 Years, Occupation - Business, Resident of Zehra Manzil, Jagnath Budhwari, Nagpur. I have investigated the title relating to ALL THAT Piece and Parcel of land bearing **Plot No. 1** containing by total admeasurements **1997.354 Sq. Mtrs. (i.e. 21499.5184)**, out of the sanctioned layout, being a portion of the entire land bearing **Khasra Nos. 690/1 (Old Khasra Nos. 690, 693 and 689) of Mouza - KALMESHWAR**, Patwari Halka No. 27, TOGETHERWITH a Multistoreyed Building proposed to be constructed on the said Plots of land and to be known and styled as "**KASTURI APARTMENTS**", situated at Kalmeshwar in Tahsil - Kalmeshwar and District - NAGPUR and my findings are as under :

(1) THAT ALL THAT Piece and Parcel of plotable land admeasuring about 6399.231 Sq.Mtrs. being Plots Nos. 1 to 27 out of sanctioned layout carved on ALL THAT piece and parcel of non agricultural land bearing (i) Kh. Survey No.690, admeasuring about 0.65 Hectares,(ii) Kh. Survey No.693, admeasuring about 0.89 hectares, and (iii) Kh. Survey No.689, admeasuring about 0.30 Hectares, in Mouza KALMESHWAR, P.H.No.27, situated at village Kalmeshwar in Tahsil - Kalmeshwar and District - NAGPUR.

(2) THAT, originally the said land bearing old Kh.No. 309/2, admeasuring about 0.66 Hectares and Kh.No 314, admeasuring about 0.32 Hectares was purchased by Shri Damodhar Jagobaji Belekar from Shri Ashok Balaji Kherade and others by Sale Deed dt.07.10.1981, registered with Joint Sub Registrar, Nagpur 1st Book No 1 at Sr.No.5027 dt.07.10.1981, and the land bearing old kh.no.309/2, admeasuring about 0.66 hectares and Kh.No.312, admeasuring about 0.77 Hectares was purchased by Shri Damodhar Jagobaji Belekar from Shri Chintaman Dhondbaji Takalkhede and others by Sale Deed dt.21.10.1981 registered with Joint Sub Registrar, Nagpur-1 at Sr.No.5197 dt.21.10.1981.

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- (3) THAT the said land lateron re-numbered as Khasra No. 689, 690 and 693.
- (4) THAT Mr. Damodhar Jagobaji Belekhar lateron transferred/sold the New Khasra Nos. 689, 690 and 693 having an total area of 1.84 Hectare R. by way of sale to Mr. Ganesh Damodharrao Zoting, by a Sale Deed Dated 09.02.2005, which is duly registered in the Office of the Sub-Registrar Kalmeshwar in Book No. 1 at Registered Serial No. 239 on 09.02.2005.
- (5) THAT Mr. Ganesh Damodharrao Zoting out of his natural love and affection donate/gifted the said lands to his sister Smt. Vaishali Vijay Chafle, by a Gift Deed Dated 29.12.2008, which is duly registered in the Office of the Sub-Registrar Kalmeshwar in Book No. 1 at Registered Serial No. 2039 on 29.12.2008.
- (6) THAT the aforesaid Smt. Vaishali Vijay Chafle lateron applied for conversion of the said land for Non-Agricultural use. Considering her request the Additional Collector, Nagpur lateron vide its Order Dated 30.09.2008 passed in Revenue Case No. 5/NAP-34/2008-09 converted the said Khasra Nos. 689, 690 and 693 for Residential use.
- (7) THAT the aforesaid Smt. Vaishali Vijay Chafle lateron prepared a layout of the said Khasra Nos. 689, 690 and 693 by carving out various Plots of different sizes therein. And accordingly they prepared a layout of the said land by carving out various plots of different sizes therein and the said layout is duly sanctioned by the Assistant Director, Town Planning, Nagpur vide its Letter No. अकृषीक/मौ. कळमेश्वर/ख.नं.६८९,६९०/ससंनाग/५६३५ Dated 25.09.2008.
- (8) THAT Smt. Vaishali Vijay Chafle lateron transferred/sold the Plot Nos. 1 to 27 out of the sanctioned layout, being a portion of the entire land bearing Khasra Nos. 690, 693 and 689 of Mouza – KALMESHWAR in Tahsil – Kalmeshwar and District – NAGPUR by way of sale to M/s. Thorane Builders & Developers through its Partner Mr. Narayan S/o Ramkrishnaraoji Thorane, by a Sale Deed Dated 20.05.2011, which is duly registered in the Office of the Sub-Registrar Kalmeshwar in Book No. 1 at Registered Serial No. 605/2011 on 20.05.2011. That lateron Mr. Narayan S/o Ramkrishnaraoji Thorane died on 16.03.2016 leaving behind his widow Smt Vanita two sons Shailesh and Nitesh and Two Daughters Mrs.Ashwini Liladhar Gothe, Mrs. Archana Vilas waikar. That later Shri Shailesh S/o Narayan Thorane and Smt.Vanita Narayan Thorane were added as a Partner in the said Firm M/s. Thorane Builders & Developers.
- (9) THAT M/s. Thorane Builders & Developers, acting Through its authorized Partners (1) Mr. Shailesh Narayan Thorane, (2) Smt. Vanita Narayan Thorane, (3) Mrs. Harsha W/O Prakash Babde, (4) Mrs. Kiran Dhanraj Babde lateron transferred/sold Plot No. 1 containing by total admeasurements 1997.354 Sq. Mtrs. (i.e. 21499.5184), out of the sanctioned layout, being a portion of the entire land bearing Khasra Nos. 690, 693 and 689 of Mouza – KALMESHWAR, Patwari Halka

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No. 27, including all easementary rights appurtenant and belonging thereto, situated at Kalmeshwar in Tahsil – Kalmeshwar and District – NAGPUR by way of sale to M/S Sky Developers And Promoters (India) Pvt. Ltd, by a Sale Deed Dated 22.07.2016, which is duly Registered in the Office of the Sub-Registrar Kalmeshwar in Book No. 1 at Registered Serial No. 1802/2016 on 22.07.2016. As a result therefore M/S Sky Developers And Promoters (India) Pvt. Ltd has now become the Owner of the aforesaid property with heritable and transferable rights therein and the same is mutated in it's name in all relevant records.

(10) THAT the said land lateron re-numbered as Khasra No. 690/1.

(11) THAT M/s Sky Developers And Promoters (India) Pvt. Ltd lateron decided to develop the said Plot No. 1 into a Residential Estate by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

(12) THAT accordingly it prepared a Plan of a Multistoreyed Building proposed to be constructed on the said Plot No. 1 and to be known and styled as "KASTURI APARTMENTS" and the same is also duly sanctioned and approved by the Chief Officer, Kalmeshwar Municipal (Nagar) Parishad vide his Construction License No. BPA/00063/2016-17 Dated 04.03.2017.

(13) THAT I have verified all the relevant Index entries from the books and records kept and maintained in the office of the Joint Sub-Registrar, Nagpur and found that the aforesaid entire property is absolutely free from encumbrances off all kinds whatsoever and that the present Owner M/s Sky Developers And Promoters (India) Pvt. Ltd. thereof holds good, valid and marketable title thereto.

(14) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Plot of land together with a built-up space in a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "KASTURI APARTMENTS" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present owner M/s Sky Developers And Promoters (India) Pvt. Ltd..

(15) THAT the aforesaid property comprising Plot Nos. 1 has submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration Under Section 2 thereof, which is duly registered in the office of the Sub Registrar Kalmeshwar in book No. 1 at Registration Serial No. 827/2017 on 18.04.2017.

(16) THAT it is needless to mention here that on obtaining such Sale Deed, such buyer can very well mortgage her/his property to any Financial Institution by way of security for the repayment of Housing Loan, if any advanced to her/him.

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SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of land bearing Plot No. 1 containing by total admeasurements **1997.354 Sq. Mtrs. (i.e. 21499.5184)**, out of the sanctioned layout, being a portion of the entire land bearing **Khasra Nos. 690/1 (Old Khasra Nos. 690, 693 and 689) of Mouza – KALMESHWAR**, Patwari Halka No. 27, TOGETHERWITH a Multistoreyed Building proposed to be constructed on the said Plots of land and to be known and styled as "**KASTURI APARTMENTS**", situated at Kalmeshwar in Tahsil – Kalmeshwar and District – NAGPUR and bounded as under :-

ON THE EAST	-	KHASRA NO. 691
ON THE WEST	-	9.00 MTRS. WIDE ROAD
ON THE NORTH	-	6.00 MTRS. WIDE ROAD,
ON THE SOUTH	-	LAYOUT GARDEN

Nagpur.

Dated : 08.07.2017



Ashwin Patil

Advocate

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Advocate

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